



County of Orange

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FILE: PA01-0055

DATE: July 24, 2001

TO: File/Record/Applicant

FROM: Thomas B. Mathews, Director, Planning and Development Services Department

SUBJECT: Planning Application PA01-0055 – An administrative Site Development Permit for a proposed Avondale Village Club recreation facility in Planning Area 3-B of the Ladera Planned Community, consisting of 1,407 square foot clubhouse facility, a food serving area (“kitchen”), two fenced swimming pools, a water play area, tot lot, two tennis courts, and a maintenance/pool equipment storage building with restrooms within a 3.5 acre building site (Lot 4 of Tract 16157).

APPLICANT: Rancho Mission Viejo, DMB Ladera

Authorized Agent: Planning Solutions – Jay Bullock

I. NATURE OF PROJECT:

This is an administrative site plan for the development of the Avondale Village Club recreation facility within Lot 4 of Tract 16157 (Lot 13 of Tentative Tract 16025). The project site is 3.5 acres in area and proposed to be improved for recreation purposes for the residents of Ladera. The recreation site will consist of a 1,407 square foot clubhouse facility, a food serving area (“kitchen”), two fenced swimming pools, a water play area, tot lot, two tennis courts, and a maintenance/pool equipment storage building with restrooms. The project site is located within Planning Area 3-B of the Ladera Planned Community. Development of Planning Area 3 was approved under Area Plan AP99-02 and Planning Application PA99-0062 on June 29, 1999 and included provisions for this Village Club.

The project site is located easterly of Sienna Parkway, southwesterly of Daisy Street North and the proposed community park, and northwesterly of Daisy Street South and the adjacent multi-family residential project. The site has been mass graded and is presently being used as a staging area for the construction of wet utilities in the Avondale Village.

The Village Club consists of a 1,407 square foot clubhouse, a “kitchen” structure, two fenced swimming pools, a water play area, tot lot, two tennis courts, and a maintenance/pool equipment

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storage building with restrooms. The “kitchen” is primarily to be used as a serving facility, not as a cooking facility. The maximum building height proposed is 30 feet, under the 35-foot maximum building height. The secondary maintenance building is proposed as 19 feet 6 inches. The buildings are setback 30 feet from the east property boundary, 21 feet from the west boundary, 200+ feet from the north boundary, and 200+ feet from the south boundary. The minimum Residential Recreation Facility building setback is 20 feet minimum or equal to the height of the building; and the proposed buildings are in compliance with the setback requirements. In addition to the buildings, there will be multiple wooden overhead open trellis shade structures located within the fenced pool area and adjacent to the event area. A 6-foot tall tubular steel fence will enclose the pool area and the buildings.

Other amenities within the 3.5-acre site include multiple turf areas, BBQ’s and park benches. These amenities are located both inside and outside of the fenced pool areas. Some sign locations are identified on this site plan; however, the details for all signage locations and sizes for the facility must be submitted as a changed plan for consistency with the Ladera Sign regulations.

Fifty-four (54) off-street parking spaces are provided within the project site, including 3 standard handicapped spaces and 2 handicapped van accessible spaces. The Orange County Zoning Code, Section 7-9-145, does not establish parking requirements for private recreation facilities. Previous Village Club facilities were parked according to the clubhouse floor area with a rate of 1 space per 75 square feet of clubhouse. The additional uses on the site also should be included for parking demand; i.e. pools and tennis courts. The clubhouse only demand method would require only 20 spaces for the site. However, the other uses on the site increase the demand to approximately 82 spaces. Although not formally recognized, the site configuration does provide additional street parking around the perimeter of the facility.

It should be noted in regards to parking that the recreation facility is a shared facility for the residents of Ladera Planned Community. The site is located within a residential area of Planning Area 3. The surrounding uses include, or are proposed to include, multiple-family residential, planned-concept detached residential, and a school/park site. It is anticipated that a high number of recreation facility users will gain access to the site by way of pedestrian or bikeway access. Therefore, Planning and Development Services Department believes that the number of parking spaces allocated for the recreation facility will be adequate to serve the site.

The project includes a preliminary landscape plan that is in compliance with the landscape screening requirements of the development regulations. The project provides row of trees around the perimeter of the site in the parkway and specimen trees at the project corners. Additionally, a number of various tree species of various sizes are illustrated to be placed around the pool fencing and adjacent to the walkways and tot lot area. The preliminary plan also identifies the required screening at all parking areas adjacent to the surrounding streets. A final landscape plan is required as a condition of approval to ensure consistency with the preliminary plan for implementation with project construction.

The proposal was distributed for review and comment to 7 County divisions for review and comment. Those comments have been addressed or the recommended conditions of approval are included within Appendix B.

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II. REFERENCE: (Authority for Administrative action is given by what ordinance, regulation, etc.)

Orange County Zoning Code section 7-9-150 "Discretionary Permits and Procedures" and Section III.C.4 "Recreation Uses" within the Residential Planning Areas section of the Ladera Planned Community Program Text.

III. ENVIRONMENTAL DOCUMENTATION:

The proposed project is covered by Final EIR No. 555, previously certified on October 17, 1995. Prior to project approval, the decision-maker must assert that this EIR is adequate to satisfy the requirements of CEQA for the proposed project.

IV. CERTIFICATION:

I hereby certify that the subject proposal has been Conditionally Approved as noted below.

Thomas B. Mathews, Director
Planning and Development Services Department

By: _____

Chad Brown, Chief
CPSD/Site Planning Section

CB FOLDER: pa01-0055.adm

APPEAL PROCEDURE

Any interested person may appeal the decision of the Director on this permit to the Orange County Planning Commission within 15 calendar days of the decision upon submittal of required documents and a filing fee of \$ 760.00 filed at the Development Processing Center, 300 N. Flower St., Santa Ana.

ATTACHMENTS:

Appendix A - Findings

Appendix B - Conditions of Approval